

AGN. NO.

MOTION BY SUPERVISOR MARK RIDLEY-THOMAS

September 18, 2012

Implementation of the Mills Act and Development of a Historic Preservation for the Unincorporated Areas of the County of Los Angeles

On February 14, 2012, the Board of Supervisors unanimously adopted a motion directing the Department of Regional Planning and Chief Executive Office, in coordination with the Los Angeles County Historical Landmarks and Records Commission and the Assessor's Office, to provide recommendations on the development of a Historic Preservation Program, including potential survey methods, protection strategies, and the feasibility of enacting a Mills Act Program for the unincorporated areas of Los Angeles County (County).

The Department of Regional Planning has completed a very thoughtful and thorough review. In its analysis, it identifies a number of historic and cultural resources throughout the County that have played an important role in the County's heritage that are in jeopardy of being lost without incentives for historic preservation and recommends the timely adoption of a Mills Act Program and related ordinance in order to better inventory historic assets and promote strong preservation standards.

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MOTION

MOLINA _____

RIDLEY-THOMAS _____

KNABE _____

ANTONOVICH _____

YAROSLAVSKY _____

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The establishment of the Mills Act Program will provide for a historical property preservation contract with an owner of an eligible historic property for the purpose of preservation, rehabilitation, and maintenance of a designated historic resource in accordance with the United States Secretary of the Interior's Standards for Rehabilitation, the State Historical Building Code, and applicable County Codes. This type of preservation contract will allow the owner to receive a reduction in property taxes in exchange for the property owner's commitment to specific repair, restoration, and/or rehabilitation improvements and satisfactory maintenance of the historic property.

The adoption of the Mills Act Program is consistent with the policies elucidated in the Los Angeles County General Plan and will provide a significant and fundamental economic incentive for property owners of historic resources to participate in the rehabilitation, restoration, preservation and maintenance of their property.

I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:

- 1) Instruct the Director of Regional Planning and County Counsel, in consultation with the Historical Landmarks and Records Commission, to prepare amendments to the Los Angeles County Code to implement the Mills Act and establish policies or procedures for a Mills Act Program in the unincorporated areas of Los Angeles County, that includes the following elements:
 - The identification and establishment of criteria for eligible properties;
 - A draft Mills Act contract;
 - Authorization protocol to enter into Mills Act contracts;
 - A recommended limitation on the number of contracts to be considered annually by the Board of Supervisors;

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- 2) Instruct the Director of Regional Planning, in consultation with the Los Angeles County Historical Landmarks and Records Commission and County Counsel, to study and develop a recommendation for the development of a historic preservation ordinance for the unincorporated areas of the County, including the following elements:
 - A protocol for the preparation of community surveys to identify potential cultural and historic landmarks and districts;
 - Nominating procedures and criteria to designate local cultural and historic landmarks and districts;
 - Review procedures to authorize improvements or modifications to buildings/sites designated as cultural and historic landmarks or to buildings/sites located in historic districts; and
- 3) Report back to the Board of Supervisors within 90 days at a future meeting of the Board of Supervisors for the final adoption of the Mills Act Program and historic preservation ordinance.

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